

November 19, 2014

MEMORANDUM

TO: Zachariah E. Beasley, P.S., M.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis
Stephen D. Benagh, CFM, CISEC - CBBEL, Indianapolis

PROJECT: **Bob Rohrman Subaru – Site Plans**
CBBEL Project No. 02-038 (NJ)

DEVELOPER/OWNER: **Bob Rohrman Auto Group**

LOCATION: **40° 23' 41" Latitude**
-86° 50' 22" Longitude

RECOMMENDATION: **Conditional Approval**

The existing Bob Rohrman Subaru dealership, located on the west side of Creasy Lane, approximately ¼ mile north of the intersection of State Road 38 and Creasy Lane is proposing to expand their existing dealership buildings and parking lots. Three new building additions will be added to the existing building, totaling 27,800 square feet. Additional parking will be added to the south and west and a new entrance added to the south off of Creasy Lane. Existing drainage is from east to west to the Wilson Branch Regulated Drain which is located along the western boundary of this development. This project will have 3 outlets to the Wilson Branch Regulated Drain. Two outlets already exist and will be continued to be used. The third outlet is currently a swale that will be replaced with a storm sewer outlet. The site previously received approval to reduce the statutory 75' Wilson Branch Regulated Drain Easement to 25' from top of bank at the August 6, 2014 Tippecanoe County Drainage Board meeting.

The project site is within the City of Lafayette, and is located within the Elliott Ditch 305(b) Priority Watershed.

After a review of the submitted material, CBBEL offers the following comments regarding the project's compliance with the Tippecanoe County Stormwater Management Ordinance (Ordinance) and the Tippecanoe County Stormwater Technical Standards Manual (Standards):

The following project is recommended for Conditional Approval. The applicant should present the project at the December 10, 2014 Tippecanoe County Drainage Board Meeting and complete all conditions, prior to receiving Final Construction approval.

1.0 Variances/Encroachments

1. This project will have a direct outlet to the Wilson Branch Regulated Drain. The applicant must coordinate the encroachment for the direct outlet with the Tippecanoe County Surveyor's Office. This encroachment will also require final approval from the Tippecanoe County Drainage Board.

2.0 Stormwater Quantity Conditions

1. Since the project site is located within the city of Lafayette, CBBEL conducted a review only of the stormwater quantity impacts on Tippecanoe County regulated drains. The applicant must obtain approval from the city of Lafayette Engineer's Office for the proposed stormwater management plan.
2. The cover sheet of the project plans should note the acreage of the site that discharges to the Wilson Branch Regulated Drain in the existing condition and the acreage and amount of road right-of-way that will discharge to the Wilson Branch regulated Drain in the developed condition.
3. The overall site is approximate 10.13 acres. The applicant must provide existing and proposed Curve Number (CN) calculations showing that the proposed project does not exceed the allowable developed conditions CN requirements of the Wilson Branch Study. Exceeding the allowable developed conditions CN value for the site will require the construction of on-site detention.
4. The IDNR recommendation number GN-30367-0 should be added to the flood note. It would be beneficial if the note were plotted at a larger scale. Please remove other flood reference notes on the plans.
5. Manhole 4 and 207 should be moved outside of the regulated drain easement.
6. The applicant is proposing to outlet with a pipe into the Wilson Branch Drain at the location of an existing swale, where riprap exists. The applicant should verify that there is sufficient end treatment for the proposed pipe Outlet #3 into the Wilson Branch Drain.
7. The applicant must determine the existing composite site Curve Number (CN) and use Table 3-1 to determine the allowable release rate for the site and then calculate the required detention storage that would be required to meet this allowable release rate for this site. It appears that developed conditions were used, not existing. The applicant must then coordinate the fees for stormwater storage within the Wilson Branch Regional Detention Basin with the city of Lafayette Engineer's Office.

3.0 Stormwater Quality Conditions

1. Since the project site is located within the city of Lafayette, CBBEL did not conduct a review of the Stormwater Pollution Prevention Plan (SWPPP). The applicant must obtain approval from the city of Lafayette Engineer's Office for the proposed SWPPP.

4.0 General Conditions

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2011-27-CM and pay the Phase II stormwater program fees.
3. The applicant should submit certified copies of the final construction plans and drainage report when approval from the city of Lafayette is received.
4. The applicant must submit digital copies of both the Final Construction Plans and Final As-Built Plans.

No error or omission in the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: Bunnell Land Surveying & Engineering
City of Lafayette

DWE/sb
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